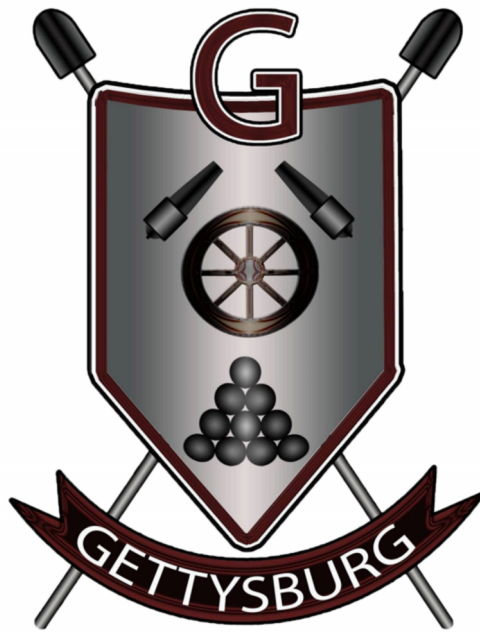


Capital Improvement Program



5 Year Plan

2025-2026 Through 2029-2030

Gettysburg Area School District

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Introduction

Each year, the Gettysburg Area School District develops and updates a five-year Capital Improvement Program (CIP) to address current and future facility needs. The CIP addresses requirements for facility infrastructure renewal, replacement of fleet and major equipment, and renovation of existing facilities. The list of capital projects results from annual inspections of all major building systems, changing needs based on instructional requirements, and results from assessments performed by industry professionals. The document is broken down in three groups:

- 5 Years Capital Plan Items: This list includes items with a budget estimate of less than two million dollars that GASD staff have evaluated and are prepared to execute pending Committee, Board, and budget approval.
- Facilities Improvement Projects: FIP items are capital projects with an estimated value of over two million dollars. Projects in this category are planned to be resourced through borrowing when appropriate.
- Looking Ahead 10 Years: This list provides an opportunity for stakeholders to begin dialogues around some of the longer term needs of the District. Items in this category have a budget estimate of less than two million dollars or the scope of the project has not been determined.

This document provides a clear statement of school facility requirements at the time it was produced. It should be noted this is a fluid document that will evolve as the needs and requirements change. Actual completion dates for capital projects depend on funding availability and the capacity to schedule the work.

Gettysburg Area School District					
Capital Improvement Program 5 Year Capital Plan Processes					
Process	Description	Responsibility	Timeline		
<u>Plan Approval:</u>	Reviews, identifies needs, & updates Plan	Director of Facilities	Ongoing		
	Recommends Plan for Finance/Facilities Committee review	Administration	Annually October		
	Recommends Plan for Board approval	Finance/Facilities Committee	Annually December		
	Approves Plan; including authority for Director of Facilities to move forward with developing project specifications & bidding or other purchasing methods	Board	Annually January		
	Implements Plan, reports progress & changes	Director of Facilities	As Appropriate		
<u>Plan Agenda Items:</u>	Implements approved Plan & creates Plan agenda items for information or approval	Director of Facilities	Ongoing		
	Review and approve Plan agenda items for Board	Administration	Monthly		
	Review Plan agenda items to Board	Finance/Facilities Committee	Monthly		
	Approve Plan agenda action items or review Plan agenda information items	Board	Monthly		
	Implement Board approved Plan agenda items	Director of Facilities	Ongoing		
<u>Project Specifications:</u>	Determine if professional design/engineering is required for Plan items	Director of Facilities	Prior to October Annually		
	If professional design/engineering is required, solicit appropriate professional & identify estimated costs	Director of Facilities	Prior to October Annually		
	If professional design/engineering is required, include costs in 5 year plan budget estimate	Director of Facilities	Prior to October Annually		
	Develop and finalize project specifications	Director of Facilities	Ongoing		
	Finalized project specification review and approval	Administration	Ongoing		
	Move project forward after Board approval of Plan document	Director of Facilities	Ongoing		

<u>Bidding or Other Purchasing Methods:</u>	Determine if Plan project should be bid or use another purchasing method	Director of Facilities	Prior to October Annually		
	If project should be bid, identify estimated costs	Director of Facilities	Prior to October Annually		
	If project should be bid include bid, costs in 5 year plan budget estimate	Director of Facilities	Prior to October Annually		
	After Board approval of Plan document, review and approve project bid or use of other purchasing method	Administration	Ongoing		
	Bid or use other purchasing method to move project forward	Director of Facilities	Ongoing		
	Review and recommend successful project bid or other purchasing method used	Finance/Facilities Committee	Monthly		
	Approve successful project bidder or other purchasing method used	Board	Monthly		
	<i>Note: Completion of projects with a total cost below the current Board Policy (#610) and Administrative Guidelines (#610) bidding thresholds (currently \$23,800) will generally be completed without further Board action, except for approval of payment invoices according to current practice. For those projects above the bidding threshold, Board action will be sought to approve bids for those projects. (per Capital Improvement Program Memo 01/16/18)</i>				

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2/3/2025 - Board Information Item

Gettysburg Area School District - Capital Improvement Program 5 Year Plan Items: 2025 - 2026 through 2029 - 2030

Rev: 1/29/2025

Note: All budget estimates are adjusted for inflation					Budget Estimate
Building	Category	Projected Year	Project Description		
5 Year Capital Plan:					
000 District	Envelope	2025 - 2026	Building Envelope Repair		37,286
000 District	Finishes	2025 - 2026	Building Finish Repair and Replace		34,524
000 District	Safety/Security	2025 - 2026	Property/Building Safety and Security Upgrades/Enhancements		41,429
811 High School	Paving	2025 - 2026	Partial Parking Lot Repaving / Sealcoat / Lining		107,715
811 High School	Other	2025 - 2026	Gym Equipment Renewal		186,431
811 High School	Energy Mgmt	2025 - 2026	Athletic Field Lamp Replacement w/ High Efficiency Lamping		12,705
811 High School	Energy Mgmt	2025 - 2026	Domestic Hot Water Plate Heat Exchanger		51,500
811 High School	Grounds	2025 - 2026	ADA Accessible Walk Path to Baseball Field		103,573
811 High School	Grounds	2025 - 2026	Replace 25HP Tractor		30,900
811 High School	Misc.	2025 - 2026	Replace Stage Curtain		61,800
811 High School	Mech. Elec. Plumbing	2025 - 2026	Renovate/Replace Sewage Pump Station Components		133,900
811 High School	Other	2025 - 2026	Greenhouse Renovations		150,399
811 High School	Flooring	2025 - 2026	Repair Terrazzo Flooring as Needed		27,619
		2025 - 2026 Total			979,781
000 District	Envelope	2026 - 2027	Building Envelope Repair		38,405
000 District	Finishes	2026 - 2027	Building Finish Repair and Replace		35,560
000 District	Safety/Security	2026 - 2027	Property/Building Safety and Security Upgrades/Enhancements		42,672
005 Stadium	Other	2026 - 2027	Artificial Turf - Repair, Renew or Replace		1,257,398
811 High School	Flooring	2026 - 2027	Repair Terrazzo Flooring as Needed		28,448
		2026 - 2027 Total			1,402,483
000 District	Envelope	2027 - 2028	Building Envelope Repair		39,557
000 District	Finishes	2027 - 2028	Building Finish Repair and Replace		36,627
000 District	Safety/Security	2027 - 2028	Property/Building Safety and Security Upgrades/Enhancements		43,952
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Wide Area Mower (LI Shop)		46,882
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Maint Van #50		43,513
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Maint Van #51		43,513
005 Stadium	Paving	2027 - 2028	Running Track - Resurface		342,826
215 Lincoln	Paving	2027 - 2028	Lincoln Tennis Court Resurface		70,323
511 Middle School	Paving	2027 - 2028	Parking Lot Seal Coat and Striping		46,674

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2/3/2025 - Board Information Item

Gettysburg Area School District - Capital Improvement Program 5 Year Plan Items: 2025 - 2026 through 2029 - 2030

Rev: 1/29/2025

Note: All budget estimates are adjusted for inflation				Budget Estimate
Building	Category	Projected Year	Project Description	
5 Year Capital Plan:				
511 Middle School	Flooring	2027 - 2028	Resurface Gym Floor - FY26-27	54,051
811 High School	Paving	2027 - 2028	Parking Lot Seal Coat and Striping	94,054
811 High School	Flooring	2027 - 2028	Indoor Running Track - Resurface FY26-27	96,012
811 High School	Roofing / Building Envelope	2027 - 2028	Grounds Shop Roof Replacement	25,603
		2027 - 2028 Total		983,587
000 District	Envelope	2028 - 2029	Building Envelope Repair	40,744
000 District	Finishes	2028 - 2029	Building Finish Repair and Replace	37,726
000 District	Safety/Security	2028 - 2029	Property/Building Safety and Security Upgrades/Enhancements	45,271
000 District	Fleet / Grounds Equip	2028 - 2029	Replace Grounds Pickup Truck	46,350
000 District	Fleet / Grounds Equip	2027 - 2028	Replace JD 5300 Tractor (LI Shop)	82,996
001 Administration	Flooring	2028 - 2029	Partial Carpet Replacement / Tile Abatement	87,523
211 Eisenhower	Life Safety	2028 - 2029	Fire Alarm Upgrade	94,163
811 High School	Paving	2028 - 2029	Running Track - Resurface	353,111
811 High School	Mech. Elec. Plumbing	2028 - 2029	Central Dust Collection System Replacement	65,928
		2028 - 2029 Total		853,811
000 District	Envelope	2029 - 2030	Building Envelope Repair	40,744
000 District	Finishes	2029 - 2030	Building Finish Repair and Replace	37,726
000 District	Safety/Security	2029 - 2030	Property/Building Safety and Security Upgrades/Enhancements	45,271
001 Administration	Flooring	2029 - 2030	Partial Carpet Replacement - Admin HVAC Reno Project	37,286
001 Administration	Paving	2029 - 2030	Parking lot seal coat and striping - Admin HVAC Reno Project	10,357
001 Administration	Energy Mgmt	2029 - 2030	Renovate Heating Hot Water System - Admin HVAC Reno Project	103,573
001 Administration	Energy Mgmt	2029 - 2030	Replace Computer Room Air Conditioner - Admin HVAC Reno Pro	41,429
212 Franklin Twp	Roofing / Building Envelope	2029 - 2030	Partial EPDM Roof Replacement (9,000 sq. ft.) - FY 30-31	205,074
811 High School	Other	2029 - 2030	Gym Bleacher System Replacement less drive system already rep	120,835
811 High School	Other	2029 - 2030	Gym Bleacher System Replacement less drive system already rep	120,835
		2029 - 2030 Total		763,128
		5 Year Plan 2024 - 2025 through 2028 - 2029 Grand Total		4,982,788
			5 Year Average	\$996,558

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2/3/2025 - Board Information Item

Gettysburg Area School District - Facility Improvement Program 5 Year Plan Items: 2025 - 2026 through 2029 - 2030

Rev: 1/29/2025

Note: All budget estimates are adjusted for inflation				
Building	Category	Projected Year	Project Description	Budget Estimate
Facilities Improvement Project (FIP) Items are not included in the 5 year plan, as they are planned to be funded through borrowing.				
215 Lincoln	Mech. Elec. Plumbing	2024-2025	Major Mechanical / HVAC / Building Envelope - Advance Funding Needed for Planning/Development	22,209,474
001 Administration Building	Mech. Elec. Plumbing	2025-2026	Major Mechanical / HVAC / Building Envelope - Advance Funding Needed for Planning/Development	4,623,253
211 Eisenhower	Mech. Elec. Plumbing	2027-2028	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	11,603,307
Total 5 Year FIP - 2024 - 2025 through 2028 - 2029				38,436,034
Looking Ahead 10 Years: 2029 - 2030 through 2033 - 2034				
814 Tech Prep	Mech. Elec. Plumbing	2029-2030	Major Mechanical / HVAC	5,127,352
212 Franklin Twp	Mech. Elec. Plumbing	2030-2031	Major Mechanical / HVAC	16,401,155
511 Middle School	Mech. Elec. Plumbing	2031-2032	Major Mechanical / HVAC / Building Envelope	54,746,450
Looking Ahead 10 Years: 2029 - 2030 through 2033 - 2034				76,274,957
Items For Discussion				
811 High School	Building Envelope	TBD	Exercise/Weight room expansion for adequate space/safe training - Board declined 01/04/21	1,173,092
811 High School	Building Envelope	TBD	Athletic Fieldhouse (2021 Number)	17,358,840
811 High School	Grounds	TBD	TBD Artificial Turf - Surface at HS location - 2 surfaces joined. (Prior pricing was \$3,466,565 -2020 Cost Estimate)	4,222,845
005 Stadium	Energy Management	TBD	Replace Warrior Stadium Field Lighting	200,850

Project Summary

Building Envelope Repair – District Wide

Building District Wide

Project Purpose

Repair compromised exterior envelope elements to maintain an air and water tight conditioned building environment.

Scope of Work

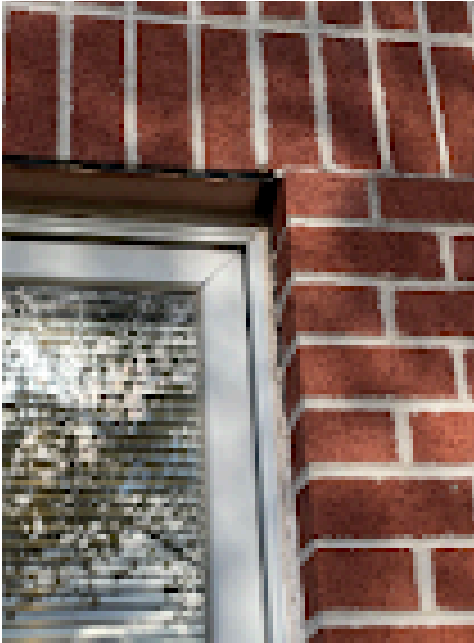
Survey all District Buildings to determine timeline of when building envelope elements were last repaired and/or refinished and establish an annual schedule by which repairs/replacements will take place in the future on an incremental basis based upon subject element. Repair/replace/repoint/reseal masonry units, remove and replace caulk at windows and doors, repair/replace parapet fascia, repair/replace roof terminations, boots and lap joints. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$37,286

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment.



Project Summary

Building Finish Repair and Replace –
District Wide

Building District Wide

Project Purpose

Repair and replace as necessary finishes across all District Buildings.

Scope of Work

Survey all District Buildings to determine timeline of when building finishes were last repaired and/or refinished and establish an annual schedule by which finishes will be repaired/replaced in the future on an incremental basis based upon subject finish. Finishes considered for repair/replacement include but are not limited to carpet, floor tile, vinyl base, drywall, paint, ceramic wall tile, interior masonry veneer ect. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$34,524

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment.



Project Summary

Property/Building Safety and Security Upgrades
District Wide

Building District Wide

Project Purpose

Implement recommendations included in the Safety and Security Risk Assessment.

Scope of Work

Safety and Security Risk Assessment findings will be implemented across the district. This work includes but is not limited to additional signage and pavement markings on district grounds, clearly identifying building access locations for reference during emergencies, replace door hardware as required to prevent doors from being chained closed, establish means of visual sight lines through solid doors (peep hole or camera/monitor), laminating large glass areas to resist ballistics and add card readers/mag locks where required to mitigate outside intrusion. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$41,429

Mission Statement Support

This project supports the GASD Mission by maintaining a high standard of building life safety to keep all staff and students safe.



Project Summary

Asphalt/Sealcoat/Striping

Building High School

Project Purpose

Restore and protect asphalt pavement to extend useful lifespan

Scope of Work

Repair asphalt pavement section in localized areas and apply asphalt sealer to surface and reapply pavement markings.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$107,715

Mission Statement Support

This project supports the GASD Mission by providing appropriate parking and walking surfaces to ensure safe access and egress to the High School.



Project Summary

Equipment Replacement/Renewal

Building High School

Project Purpose

Renew and/or replace gymnasium equipment.

Scope of Work

Renew and/or replace gymnasium equipment with serviceable and supported components. Main focus will be on the 18 retractable basketball structures with necessary repairs made to the wrestling mat hoist and indoor batting cage.

Project Details

Project Supervision:	In House
Project Design:	Contracted
Budget:	\$186,431

Mission Statement Support

This project supports the GASD Mission by providing a safe and functional environment that supports Physical Education curriculum and extra curricular activities.



Project Summary

Athletic Field Lamp Replacment

Building High School

Project Purpose

Increase light coverage and save energy.

Scope of Work

Replace gymnasium existing metal halide lamps with more efficient and brighter LED lamps.

Project Details

Project Supervision:	In House
Project Design:	Contracted
Budget:	\$12,705

Mission Statement Support

This project supports the GASD Mission by saving energy costs as well as supporting extra curricular activities for students.



Project Summary

Replace Domestic Hot Water Heater

Building High School

Project Purpose

Save on energy costs.

Scope of Work

Replace domestic hot water equipment to increase equipment dependability and save on energy costs.

Project Details

Project Supervision:	In House
Project Design:	Contracted
Budget:	\$51,500

Mission Statement Support

This project supports the GASD Mission by saving energy costs as well as supporting a safe building environment for staff and students.



Project Summary

ADA Accessible Walk Path

Building High School

Project Purpose

Provide ADA compliant access.

Scope of Work

Install an ADA compliant walk path from the parking area South of pedestrian Replace domestic hot water equipment to increase equipment dependability and save on energy costs.

Project Details

Project Supervision:	In House
Project Design:	Contracted
Budget:	\$103,573

Mission Statement Support

This project supports the GASD Mission by saving energy costs as well as supporting a safe building environment for staff and students.



Project Summary

Replace 25HP Lawn Mower

Building High School

Project Purpose

Replace aged equipment.

Scope of Work

Replace lawn mower with more efficient and dependable equipment.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$30,900

Mission Statement Support

This project supports the GASD Mission by providing necessary tools and equipment to maintain District Grounds appropriately to ensure a safe and useful environment for staff and students. in a safe and effective manner to conserve energy costs as well as supporting a safe and functional campus environment for staff and students.



Project Summary

Replace Stage Curtain

Building High School

Project Purpose

Replace aged and failed equipment.

Scope of Work

Replace flame retardant stage curtain at the High School Auditorium.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$61,800

Mission Statement Support

This project supports the GASD Mission by providing safe and effective equipment to provide appropriate stage area functionality for assembly and events held at the High School.



Project Summary

Replace Sewage Pump Station Components

Building High School

Project Purpose

Replace aged equipment.

Scope of Work

Replace aged sewage pump station components and add emergency power for the pump station to operate during power outages.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$133,900

Mission Statement Support

This project supports the GASD Mission by providing a safe and effective learning environment for staff and students by ensuring adequate air quality and cleanliness are maintained.



Project Summary

Renovate Greenhouse

Building High School

Project Purpose

Renovate and make improvements to the greenhouse.

Scope of Work

Replace siding, roofing, improve access from the exterior, replace concrete slab flooring and add adequate drainage at the Greenhouse located at the High School.

Project Details

Project Supervision:	In House
Project Design:	In House
Budget:	\$150,399



Mission Statement Support

This project supports the GASD Mission by providing appropriate facilities to support curriculum of the Agriculture Program at the High School.

FACILITY PROFILES

Gettysburg Area High School



Facility Summary

Building Area	285,000 square feet
PDE Capacity	1,200
Site Acreage	124 (campus total)
Original Construction	1998
Renovations	HVAC 2021-22
Building Only Replacement Cost	\$114,227,000



Gettysburg Area Middle School



Facility Summary

Building Area	195,000 square feet
PDE Capacity	880
Site Acreage	50.5 (campus total)
Original Construction	2014
Renovations	N/A
Building Only Replacement Cost	\$64,715,000



Franklin Township Elementary School

Facility Summary



Building Area	60,000 square feet
PDE Capacity	531
Site Acreage	10
Original Construction	1962
Renovations	1986,2013
Building Only Replacement Cost	\$18,437,000



James Gettys Elementary School

Facility Summary



Building Area	56,000 square feet
PDE Capacity	450
Site Acreage	61 (campus total)
Original Construction	1969
Renovations	2004,2012
Building Only Replacement Cost	\$16,995,000



Lincoln Elementary School

Facility Summary



Building Area	123,000 square feet
PDE Capacity	700
Site Acreage	50.5 (campus total)
Original Construction	1962
Renovations	1963,2000
Building Only Replacement Cost	\$34,660,000



Eisenhower Center

Facility Summary



Building Area	42,000 square feet
PDE Capacity	325
Site Acreage	6.5
Original Construction	1959
Renovations	2002
Building Only Replacement Cost	\$12,095,000



Adams County Technical Prep

Facility Summary



Building Area	19,320 square feet
PDE Capacity	112
Site Acreage	124 (campus total)
Original Construction	2012
Renovations	N/A
Building Only Replacement Cost	\$5,696,000



Warrior Stadium

Facility Summary



Building Area (Total)	3,278 square feet
PDE Capacity	N/A
Site Acreage	50.5 (campus total)
Original Construction	1975
Renovations	2014
Replacement Cost	\$5,665,000



Administration Building

Facility Summary



Building Area	21,000 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1960
Renovations	1964, 2004, 2014
Building Only Replacement Cost	\$7,725,000



District Warehouse

Facility Summary



Building Area	5,600 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1964
Renovations	New Roof 2023
Building Only Replacement Cost	\$870,350



District Maintenance Building

Facility Summary



Building Area	3,200 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1995
Renovations	N/A
Building Only Replacement Cost	\$288,000



High School Maintenance Building

Facility Summary



Building Area	3,200 square feet
PDE Capacity	N/A
Site Acreage	124 (campus total)
Original Construction	2000
Renovations	N/A
Replacement Cost Building Only	\$670,000



District Wide Totals



Total Building Area	816,598 square feet
Total Site Acreage	252
Original Construction	1959 - 2014
Total Replacement Cost (Buildings Only)	\$282,045,00

